

<div>CITY OF SAN JOSÉ, CALIFORNIA</div> <div>Department of Planning, Building and Code Enforcement</div> <div>801 North First Street, Room 400</div> <div>San José, California 95110-1795</div> <div>STAFF REPORT</div>	<div>Hearing Date/Agenda Number</div> <div>C.C. 4/10/02 Item</div>
	<div>File Number</div> <div>PDC 02-004</div>
	<div>Application Type</div> <div>Planned Development Rezoning</div>
	<div>Council District</div> <div>3</div>
	<div>Planning Area</div> <div>Central</div>
	<div>Assessor's Parcel Number(s)</div> <div>259-01-078</div>

PROJECT DESCRIPTION	Completed by: Akoni Danielsen	
Location: Southwest corner of Coleman Avenue and West Hedding Street		
Gross Acreage: 0.58	Net Acreage: 0.58	Net Density: N/A
Existing Zoning: A(PD) Planned Development, R-2 Residence	Existing Use: Restaurant, duplex	
Proposed Zoning: A(PD) Planned Development	Proposed Use: 72 room hotel	

GENERAL PLAN	Completed by: AD
Land Use/Transportation Diagram Designation	Project Conformance:
Light Industrial	[x] Yes [ ] No
	[x] See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING	Completed by: AD
North: Office	A(PD) Planned Development
East: Gas Station	CP Commercial,
South: Office	CP Commercial
West: Residential (duplex)	R-2 Residence

ENVIRONMENTAL STATUS	Completed by: AD
[ ] Environmental Impact Report certified	[ ] Exempt
[ x ] Negative Declaration adopted on October 11, 2000	[ ] Environmental Review Incomplete
[ ] Negative Declaration adopted on	

FILE HISTORY	Completed by: AD
Annexation Title: College Park/Burbank Sunol	Date: 12/8/1925

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION		
[ X ] Approval	Date: _____	Approved by: _____
[ ] Approval with Conditions		[ ] Action
[ ] Denial		[ X ] Recommendation

APPLICANT/DEVELOPER/OWNER
Pinn Bros. Construction
1475 Saratoga Ave, Ste. 250
San Jose, CA 95129

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**PUBLIC AGENCY COMMENTS RECEIVED**

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Completed by: AD

**Department of Public Works**

See attached memo

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**Other Departments and Agencies**

See attached memo from Fire Department. The Airport Department and Airport Land Use Commission had previously commented on the approved Planned Development Rezoning for 51 rooms, and had found the project consistent with their regulations and policies.

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**GENERAL CORRESPONDENCE**

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None received

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**ANALYSIS AND RECOMMENDATIONS**

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**BACKGROUND**

The applicant, Pinn Bros. Construction, proposes a Planned Development Rezoning to allow a 72-room hotel on a 0.58-acre site at the southwest corner of Coleman Avenue and West Hedding Street. The City Council in 2000 approved a 51-room, four-story hotel (PDC00-05-046) and in 2001 approved a 59-room four-story hotel (PDC01-03-037). The proposed rezoning would add 13 rooms by expanding the approved plan onto an adjacent lot on West Hedding Street currently developed with a duplex. Parking to serve the 72 rooms would be provided through a combination of on-site parking, an on-call shuttle service, and via an off-site, alternating use parking arrangement with an adjacent property to the south developed with an office use.

The site is currently developed with a single-story restaurant and a duplex proposed for demolition. Surrounding land uses include office to the north across West Hedding Avenue, a gasoline service station across Coleman Avenue to the east, office to the south, and a duplex to the west. Interstate 880 and the San Jose International Airport are a short distance to the north of the site. A bus stop occurs on the project's Coleman Avenue frontage.

The project continues to consist of four levels. The first floor features a lobby prominently situated at the street corner and an at-grade parking level accessed from Coleman Avenue and screened from public view by the building shell. The second floor through fourth floor contain hotel rooms and several conference rooms.

**ENVIRONMENTAL REVIEW**

An Initial Study was prepared for the existing approved Planned Development Rezoning (PDC00-05-046) and a Negative Declaration was adopted by the Director of Planning, Building and Code Enforcement on October 11, 2000. The project includes noise mitigation to ensure an interior noise environment in accordance with established City standards and State Title 24 requirements. Department of Public Works staff indicated that the project at 51-rooms would not generate sufficient traffic to warrant the preparation of a near-term traffic impact analysis, and has indicated the increase to 72 rooms would still not warrant the

preparation of a near-term traffic impact analysis. The duplex proposed for demolition has been evaluated for historic significance and is not considered an historic resource and is ineligible for the National Register, the California Register, or the City of San Jose Historic Resources Inventory. Therefore, the Director of Planning has prepared an addendum to the Negative Declaration for the project with 72 rooms.

## **GENERAL PLAN CONFORMANCE**

The existing approved Planned Development Rezoning for 51 rooms was deemed to conform to the site's General Plan Land Use/Transportation Diagram designation of Light Industrial with Mixed Industrial Overlay. The proposed addition of 13 rooms would not affect that conformance.

## **ANALYSIS**

The additional 13 rooms represent a minor change in the approved project. As described in more detail below, staff believes the expanded project continues to conform to the Commercial Design Guidelines and provides adequate parking.

**Commercial Design Guidelines conformance.** Staff believes the project with 8 additional rooms continues to conform to the relevant guidelines. The building is the primary presence along the street frontages, not the parking lot. The parking lot is screened by walls and the building mass. Lighting has been controlled and oriented to avoid adjacent residential properties. Air conditioning units are not readily visible. The building design features stylistically consistent and substantial building elements.

A key guideline intended to ensure an appropriate interface between commercial and residential uses calls for one and one half feet of setback from residential uses for each foot of building height. The top of the fourth floor on the west elevation is 42 feet tall, and so the suggested setback is 63 feet. The project, however, is set back only 18 feet from the adjacent duplex to the west. Staff does not believe strict application of this guideline is warranted in this instance and supports the proposed setback. The adjacent duplex property has the same General Plan Land Use designation of Light Industrial as does the subject site. There is a high probability the adjacent duplex property will redevelop with a non-residential use in conformance with the General Plan, and therefore the increased setback called for by the guidelines would no longer be applicable. In the interim, the project has accounted for the privacy of the adjacent duplex by minimizing the windows on the hotel wing facing the duplex. Only three windows, each at the end of a hallway, are planned.

**Parking.** The standard parking requirement for hotel/motel uses is one stall per room plus one per employee. The project proposes 72 rooms and 2 full-time staff for a nominal requirement of 74 spaces. Fifty parking spaces are provided on site. To satisfy the remainder of the project's parking requirement (24 spaces) the project proposes 12 off-site, alternating use parking spaces on an adjacent property, in addition to an on-call shuttle service approved with the existing Planned Development Zoning and Permit that would be the functional equivalent of 12 spaces.

The applicant has entered into a reciprocal parking agreement with the owner of the adjacent southerly parcel A.P.N. 259-01-093. The property is developed with an office. A minimum of 12 parking spaces would be available on the office property during the hours of 6 PM to 8 AM daily when needed by hotel patrons. The office property would primarily need the spaces from 9 AM to 5 PM on weekdays. The applicant would provide vehicular access between the properties as well as new paving and landscaping. The off-site, alternating use would be formally conditioned against both properties as part of the PD Permit, and would be legally binding on successive owners in interest to ensure the availability of the parking.

## **COMMUNITY OUTREACH**

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

## **RECOMMENDATION**

Planning staff recommends the City Council adopt an ordinance rezoning the subject site for the following reasons:

1. The proposed rezoning conforms to the subject site's General Plan Land Use Diagram Designation of Light Industrial with Mixed Industrial Overlay.
  2. The proposed project conforms with relevant Commercial Design Guidelines.
  3. Adequate parking will be provided through a combination of on-site stalls, an off-site, alternating use agreement, and an on-call shuttle service.
- C: Pinn Bros. Construction, 1475 Saratoga Avenue, #250, San Jose, CA 95129